



**11 ALBION PLACE
EXETER
DEVON
EX4 6LH**



£340,000 FREEHOLD



An opportunity to acquire a fabulous much improved and extended Grade II listed town house located within this little known central position convenient to Exeter city centre. Well presented characterful accommodation arranged over three floors. Three good size bedrooms. Ensuite bathroom to master bedroom. Modern shower room. Reception hall. Sitting room with wood burning stove. Refitted traditional style kitchen. Light and spacious dining room. Delightful enclosed garden enjoying south westerly aspect. Small enclosed courtyard to the rear. A stunning period property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive hard wood front door leads to:

RECEPTION HALL

Parquet wood flooring. Radiator. Half height wood panelling to walls. Stairs rising to first floor. Understair storage cupboard. Cupboard housing electric consumer unit and meter. Panelled door leads to:

SITTING ROOM

10'10" (3.30m) excluding recess x 9'6" (2.90m). A characterful room. Exposed wood flooring. Fireplace recess with tiled hearth, inset wood burning stove, wood surround and mantel over. Fitted shelving into alcove. Radiator. Sash window, with working window shutters, to front aspect. Open plan to:

KITCHEN

9'4" (2.84m) x 9'4" (2.84m). A recently installed traditional style kitchen fitted with a range of base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit, with modern style mixer tap, set within quartz work surface. Integrated upright fridge freezer. Pull out larder cupboard. Pull out concealed folding breakfast table. Exposed wood flooring. Large doorway opens to:

DINING ROOM

14'0" (4.27m) maximum x 7'0" (2.13m). A light and spacious room. Exposed wood flooring. Radiator. Two double glazed Velux windows to part pitched ceiling. Double glazed double opening doors lead to small courtyard. Double doors open to:

UTILITY CUPBOARD

Plumbing and space for washing machine. Fitted shelving with additional storage cupboards over.

From reception hall, panelled door leads to:

SHOWER ROOM

A modern matching white suite comprising shower enclosure with fitted mains shower unit. Wash hand basin. Traditional style wash hand basin set in vanity unit with drawer space beneath. Heated ladder towel rail. Half height wood panelling to walls. Inset LED spotlights to ceiling. Extractor fan. Double glazed window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to second floor. Panelled door leads to:

BEDROOM 2

15'0" (4.57m) excluding recess x 9'2" (2.79m). Radiator. Fitted shelving into alcove. Sash window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 3

9'2" (2.79m) x 9'2" (2.79m). Radiator. Fitted shelving into alcove. Sash window to rear aspect.

SECOND FLOOR LANDING

Double glazed window to rear aspect. Opening to:

BEDROOM 1

14'2" (4.32m) maximum x 9'0" (2.74m) minimum excluding deep recess. A characterful room with exposed ceiling beams. Radiator. Fitted shelving. Double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and countryside beyond. Part frosted glass panelled door leads to:

ENSUITE BATHROOM

Comprising panelled bath with traditional style mixer tap and fitted mains shower unit over. Wash hand basin set in vanity unit with storage space beneath. Low level WC. Part tiled walls. Heated ladder towel rail. Inset halogen spotlights to ceiling.

OUTSIDE

To the front of the property is a delightful enclosed garden laid to attractive paving/patio area with outside light. Raised area of garden well stocked with a variety of maturing shrubs, flowers and plants. To the rear of the property is a small enclosed courtyard laid to paving with covered wood store, outside light and external power point.

TENURE

Freehold

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and proceed along. Albion Place is a small street found on the right hand side opposite the Co op convenience store.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0324/AV



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80			
EPC Not Required Grade II Listed			
55-68			
39-54	E		
21-38		F	
1-20			G